

SOWERBYS

Norfolk Property Specialists



8 The Howards

North Wootton, King's Lynn PE30 3RS

Guide Price £550,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



8 THE HOWARDS

Sowerbys are delighted to bring to the open market a beautifully appointed four bedroom family home in the highly regarded development, The Howards in North Wootton. Our vendors purchased this property from new and have been here for the past 16 years. With plans to now downsize, the opportunity has arisen for someone else to make this their family home. With three reception rooms, a converted garage, four good size bedrooms and a beautiful garden looking onto the woods, this exceptional property has a lot to offer.

As you enter the property you are welcomed into the entrance hall, which provides access to all of the reception rooms and houses the stairs leading to the first floor. The modern fitted kitchen has recently been updated with a range of base and wall units and further benefits from integral appliances. Off the kitchen is a decent size utility room with an external door to the side of the property. The sitting room is of good proportions, with french windows to the front and patio doors to the conservatory, plus an inglenook style gas fireplace, creating a warm and cosy environment to retreat to. Off the sitting room is the formal dining room, which can also be accessed from the hall. Completing the ground floor accommodation is a must have study and a WC.

Upstairs, the landing gives access to the four bedrooms and family bathroom. Three of the bedrooms are good size doubles and the principal bedroom benefits from an en-suite shower room, plus a walk-in dressing room.

This substantial property was once the show-home for the development with the double garage previously being used as the sales office. Therefore it benefits from not only being fully insulated but also having power, lighting, a WC and a sink. This room is currently being used as a games and fitness room, however this space could be ideal for someone looking for a property with annexe potential.

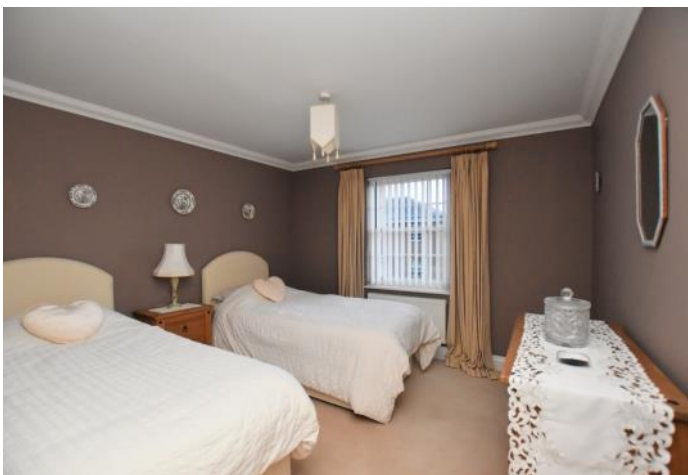
The outside space is of low maintenance. To the front of the property there are flower beds and a gravel drive allowing plenty of off road parking. The fully enclosed rear garden is of good size and backs onto beautiful woods. Benefiting from a generous patio area, the remainder of the garden is primarily laid to lawn with mature flower beds, shrubs and hedges.



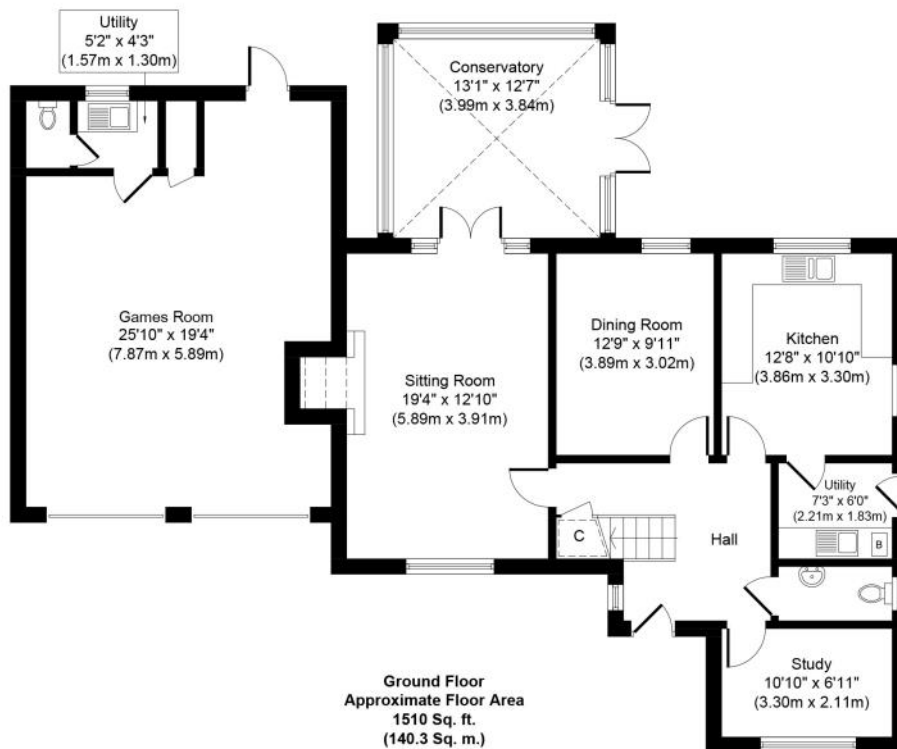
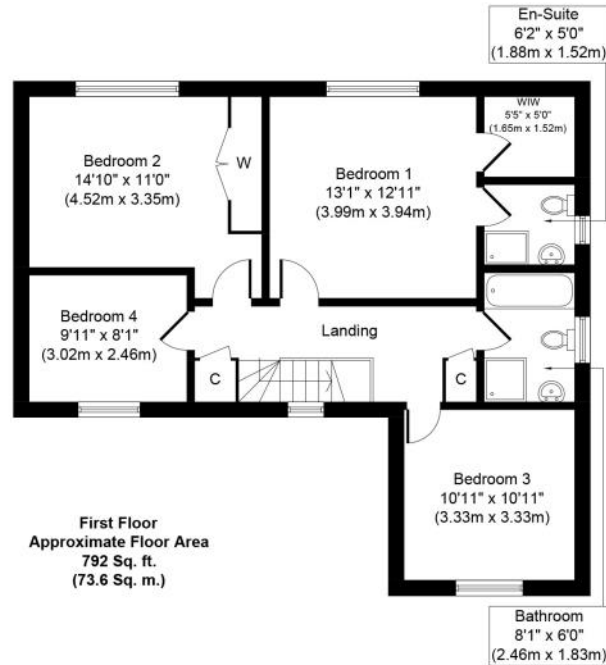
KEY FEATURES

- Substantial Detached Family Home
- Four Bedrooms
- Recently Updated Modern Fitted Kitchen
- Sitting Room with Inglenook Style Gas Fireplace
- En-Suite and Walk-In Wardrobe to Principal Bedroom
- Family Bathroom and Ground Floor WC
- Fully Insulated, Converted Double Garage with Power and Lighting
- Off Road Parking
- Fully Enclosed Rear Garden









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

NORTH WOOTTON

North Wootton is on the outskirts of King's Lynn which has the facilities you would expect from a market town in Norfolk, including schools, shopping and leisure facilities. There is a mainline train service to London King's Cross via Cambridge - 1hr 40mins). The Sandringham Estate is nearby with Sandringham House and attractive walks through the woods. Slightly further is the North West Norfolk Coastline with the beautiful, long, sandy beaches. For the golf enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton Golf Club and The Royal West Norfolk Golf Club at Brancaster.

SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating. Telephone, satellite and broadband.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9777-3012-4209-0642-5200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our King's Lynn Office:
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